

**ZONING BOARD OF APPEALS  
AND PUBLIC HEARING MINUTES**

May 20, 2014  
Council Chambers

Chairman Bosanac called the meeting to order at 7:00 p.m.

**Call to Order.**

Chairman Bosanac called the meeting to order and advised appellants that the Zoning Board of Appeals is a nine member board and tonight there are eight members present. The board consists of seven citizens at large, one council person and a representative from the Monroe Citizens Planning Commission. If an appellant would like to wait until there is a full complement of the board, the hearing can be postponed until the next scheduled meeting of the Board.

Appellant wished to proceed.

**Roll Call:**

**Present:** Commissioner Bill Kipf  
Commissioner Sandra May  
Commissioner George O'Dell  
Councilman Jeff Hensley  
Chairman Michael Bosanac  
Commissioner Bettie Dickerson  
Commissioner Kenneth Miller  
Commissioner Susan Iott

**Guests:** Richard Kohne, Steve Swartz

**Staff:** Keith Woodcock, Building Official  
Denise Palmer, Department Aid  
Dan Swallow, Community Development Director

**Pledge of Allegiance**

Chairman Bosanac led the pledge.

***Minutes & Agenda***

A motion was made by Commissioner Dickerson and second by Commissioner Miller to approve tonight's agenda and minutes of the April 08, 2014 meeting.

*Motion carried unanimously.*

**New Business**

***Case #ZBA 14-005– 3000 E. Front Street. – Assessor’s Parcel #49-01498-002***

**Applicant / Owner: Gerdau Steel**

The applicant is seeking a variance of 10 feet to the Maximum Building Height, to construct a manufacturing building that exceeds the height specified in the Schedule of Area, Height, Width and Setback regulations for the I-2 general Industrial District. Section 720-44 of the City of Monroe Zoning Ordinance permits a Maximum Building Height of 40 feet in the I-2 General Industrial District. The proposed building could reach a maximum height of 50 feet.

**Staff Report**

**The staff analysis was read into the record by Ms. Palmer.**

**Applicant Comments**

Richard Kohne, spokesperson for Gerdau Steel explained the company is trying to double the capacity, they are about halfway there. The building is located on the back of the property.

**Public Hearing**

Chairman Bosanac opened the public hearing.

With no one wishing to speak Chairman Bosanac closed the public hearing.

***Board discussion***

Discussion was held.

**Commission Action**

A motion was made by Commissioner May to approve the appellants request as presented. Second by Commissioner Miller.

Commissioner May suggested the board add to the motion, the appeal meets all Requirements in the staff report.

Chairman Bosanac commented that practical difficulty has been met.

Commissioner May stated, all the points have been met that are needed to grant a Variance.

There being no further discussion on the motion, Chairman Bosanac called for the vote.

*Motion passed unanimously.*

## **Old Business**

Keith Woodcock, Building Official, had comments to the Board regarding Case ZBA14-004, 1008 E. First Street, Parcel Number 49-01101-000. Mr. Woodcock Spoke on the concerns of the parcel. There being no definitive resolution on the Parcel, he suggested the Board allow the appellant the option to return to the Board for a resolution.

Discussion was held.

Commissioner Iott made a motion, in lieu of the fact there was not a vote of the Majority of nine members, but only of those present, to allow the applicant as Referred to in Keith's request to come back with no changes from his original Request if he so chooses to. Second by Commissioner Miller.

Motion passed unanimously.

## **Communications**

None

## **Public Comment**

None

## **Board Comments**

Chairman Bosanac asked Dan Swallow if there were any prospects for Board Members. Mr. Swallow replied that the Mayor has a candidate.

Commissioner Kipf asked questions on fencing and other height issues. Mr. Swallow explained changes in the Industrial uses that are being discussed.

Chairman Bosanac questioned any changes to the sign ordinance.

Councilman Hensley asked if election of officers was missed.

Ms. Palmer explained that at the last meeting a motion to table the election until there was a full complement of the Board.

With no one else wishing to comment Chairman Bosanac asked for a motion to adjourn.

Motion to adjourn by Commissioner May, Second by Commissioner Dickerson.

Motion passed unanimously

The meeting was adjourned at 7:40 p.m.